

Accepted: FW: FW: FW: Board of Directors Meeting @ Thu Apr 27, 2017
8:30am - 10am (PDT) (Laronnia Jupiter)

Google Calendar <calendar-notification@google.com> on behalf of
Tara Devine <tara@devine-strategies.com>

Fri 4/7/2017 2:13 PM

Deleted Items

To: Laronnia Jupiter <laronnia@southpark.la>;

 1 attachments (3 KB)

invite.ics;

Tara Devine has accepted this invitation.

FW: FW: FW: Board of Directors Meeting

From: laronnia@southpark.la

When: 8:30 AM - 10:00 AM April 27, 2017

Subject: FW: FW: Board of Directors Meeting

Location: [1100 S. Flower St. Suite #3400 Los Angeles, CA 90015](#)

Terry – Ellen pinged me that you will be calling in for April's Board meeting. The below conference details are different from what's been used in the past.

Conference call-in details:

Phone dial-in number: [REDACTED]

PIN: [REDACTED]

Or join the call online to follow along with the meeting's presentations: [REDACTED]

Let me know whether you'd like to call in or use the online link. The desktop/laptop online option shares your screen with the presentations occurring so you can easily follow along, regardless of needing to be present at the meeting. If you'd like to use this option, it is best to open the link in Google Chrome.

Let me know if you have any questions. THX.

Katie Kiefer

South Park BID

[1100 S. Flower St., Suite #3400, Los Angeles, CA 90015](#)

o. 213 663 1120

24/7: 866 560 9346

From: laronnia@southpark.la

When: 8:30 AM - 10:00 AM April 27, 2017

Subject: FW: Board of Directors Meeting

Location: [1100 S. Flower St. Suite #3400 Los Angeles, CA 90015](#)

****Rubinroit will be dialing in****

-----Original Appointment-----

From: Laronnia Jupiter

Sent: Tuesday, December 06, 2016 5:35 PM

To: Laronnia Jupiter; robin@biekerco.com; Shelby Jordan; Bob Buente; Daniel Taban; Nate Nusbaum; James Pugh; msaucedo (msaucedo@aeqworldwide.com); Terri Toennies; faye; Richard Wu; Sonnet Hui; Paul Keller; Channing Henry; Ann Hickambottom; Terry Rubinroit (rubinroit@aol.com); Ellen Riotto

Subject: Board of Directors Meeting

When: Thursday, April 27, 2017 8:30 AM-10:00 AM (UTC-08:00) Pacific Time (US & Canada).

Where: [1100 S. Flower St. Suite #3400 Los Angeles, CA 90015](#)

When Thu Apr 27, 2017 8:30am – 10am Pacific Time

Where [1100 S. Flower St. Suite #3400 Los Angeles, CA 90015](#) ([map](#))

Calendar Laronnia Jupiter

Who

- Laronnia Jupiter - organizer
- Tara Devine - creator

Invitation from [Google Calendar](#)

You are receiving this courtesy email at the account laronnia@southpark.la because you are an attendee of this event.

To stop receiving future updates for this event, decline this event. Alternatively you can sign up for a Google account at <https://www.google.com/calendar/> and control your notification settings for your entire calendar.

Forwarding this invitation could allow any recipient to modify your RSVP response. [Learn More](#).

South Park II BID Committee Meeting

Laronnia Jupiter

Mon 1/23/2017 1:46 PM

Deleted Items

To: tara@devine-strategies.com <tara@devine-strategies.com>;

RE: Confirmed: SPBID Steering Committee Kick Off Mtg

Mark Wareham <mwareham@mackurban.com>

Thu 6/9/2016 6:12 PM

To: Katie Kiefer <katie@southpark.la>; Jessica Lall <jessica@southpark.la>; Robin Bieker <robin@biekerco.com>; Bob Buente <bbuente@1010dev.org>; Daniel Taban <daniel@jadeent.com>; KC Yasmer <K.C.Yasmer@forestcity.net>; Doyle McDonald <doylemcdonald@hearst.com>; Ann Hickambottom <ann.hickambottom@ywcagla.org>; Laronnia Jupiter <laronnia@southpark.la>; Josh Kreger <josh@southpark.la>; Laura Hill <laura@southpark.la>; Tara Devine <tara@devine-strategies.com>;

Katie,

Thank you for this information!

Best regards,

Mark

MARK A. WAREHAM

Senior Vice President, Planning & Design

1150 S. Olive, Suite 2250
Los Angeles, CA 90015

T 213 542 4322

C 818 621 2896

F 213 437 0474

mwareham@mackurban.com



The information in this message is confidential and subject to the terms of our electronic communication policy. Please see the link below for more info:

[E-Mail Privacy/Confidentiality Notice](#)

From: Katie Kiefer [mailto:katie@southpark.la]

Sent: Thursday, June 09, 2016 6:11 PM

To: Jessica Lall <jessica@southpark.la>; Robin Bieker <robin@biekerco.com>; Bob Buente <bbuente@1010dev.org>; Daniel Taban <daniel@jadeent.com>; Mark Wareham <mwareham@mackurban.com>; KC Yasmer <K.C.Yasmer@forestcity.net>; Doyle McDonald <doylemcdonald@hearst.com>; Ann Hickambottom <ann.hickambottom@ywcagla.org>; Laronnia Jupiter <laronnia@southpark.la>; Josh Kreger <josh@southpark.la>; Laura Hill <laura@southpark.la>; Tara Devine <tara@devine-strategies.com>

Subject: Re: Confirmed: SPBID Steering Committee Kick Off Mtg

All – please find attached the timeline from Tara’s proposal for your review.

THX.

Katie Kiefer
South Park BID
1100 S. Flower St., Suite #3400, Los Angeles, CA 90015
o. 213 663 1120

24/7: 866 560 9346

From: Jessica Lall <jessica@southpark.la>
Date: Wednesday, May 25, 2016 at 3:04 PM
To: Robin Bieker <robin@biekerco.com>, Bob Buente <bbuente@1010dev.org>, Daniel Taban <daniel@jadeent.com>, Mark Wareham <mwareham@mackurban.com>, KC Yasmer <K.C.Yasmer@forestcity.net>, Doyle McDonald <doylemcdonald@hearst.com>, Ann Hickambottom <ann.hickambottom@ywcagla.org>, Tara Devine <tara@devine-strategies.com>, Laronnia Jupiter <laronnia@southpark.la>, SPBID <katie@southpark.la>, Josh Kreger <josh@southpark.la>, Laura Hill <laura@southpark.la>
Subject: Confirmed: SPBID Steering Committee Kick Off Mtg

Hi Everyone –

Looking forward to seeing each of you tomorrow morning at our offices to begin renewal conversations!

Best,

Jessica

Re: Mtg prep for Thursday

Katie Kiefer

Wed 5/25/2016 5:21 PM

To: Tara Devine <tara@devine-strategies.com>;

Cc: Jessica Lall <jessica@southpark.la>; Laronnia Jupiter <laronnia@southpark.la>;

We have a projector to display items rather than hassle with making enough copies. Therefore, don't sweat making copies.

Katie Kiefer

South Park BID

Please note change of address:

1100 S. Flower St., Suite #3400, Los Angeles, CA 90015

o. 213 663 1120

24/7: 866 560 9346

From: Tara Devine <tara@devine-strategies.com>

Date: Wednesday, May 25, 2016 at 4:14 PM

To: SPBID <katie@southpark.la>

Cc: Jessica Lall <jessica@southpark.la>, Laronnia Jupiter <laronnia@southpark.la>

Subject: Re: Mtg prep for Thursday

Nope, we're all good.

There's only one thing that I realize would be helpful to have if you can...

The current budgets for SP and SPII. If you email them to me, I can print them. Or print enough copies for the group and bring them.

I'll have reference copies of SP and SPII MDP.

Also....please confirm how many copies I should bring.

On May 25, 2016 3:06 PM, "Katie Kiefer" <katie@southpark.la> wrote:

Tara – let me know if there is anything I need to pull on our end for the meeting. I do have a rather large binder from the last renewal but unsure if that will be helpful during the meeting.

Thanks and looking forward to meeting tomorrow.

Katie Kiefer

South Park BID

Please note change of address:

1100 S. Flower St., Suite #3400, Los Angeles, CA 90015

o. 213 663 1120

24/7: [866 560 9346](tel:8665609346)

From: Jessica Lall <jessica@southpark.la>
Date: Tuesday, May 24, 2016 at 8:59 AM
To: Tara Devine <tara@devine-strategies.com>
Cc: SPBID <katie@southpark.la>, Laronnia Jupiter <laronnia@southpark.la>

Subject: Re: Mtg prep for Thursday

Sounds good – thanks!

Jessica Lall

South Park BID

Please note change of address:

[1100 S. Flower St., Suite #3400, Los Angeles, CA 90015](#)

o. [213 663 1112](tel:2136631112)

c. [213 820 0837](tel:2138200837)

24/7: [866 560 9346](tel:8665609346)

From: Tara Devine <tara@devine-strategies.com>
Date: Tuesday, May 24, 2016 at 12:44 AM
To: Jessica Lall <jessica@southpark.la>
Cc: Katie Kiefer <katie@southpark.la>, Laronnia Jupiter <laronnia@southpark.la>
Subject: Re: Mtg prep for Thursday

My apologies for the slow response. It was a long, crazy day in the field.

Thursday's meeting will be mostly conversational and light on handouts. I will either print them myself, or get them to you by Tuesday.

Thanks!

On Mon, May 23, 2016 at 9:44 AM, Jessica Lall <jessica@southpark.la> wrote:

Hi Tara –

I hope you had a great wknd!

Just wanted to check in and see what we needed to do in advance of Thursday's mtg?

Let us know.

Thanks!

Jessica Lall

Executive Director



South Park Business Improvement District

Please note change of address:

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jessica@southpark.la | o. [213 663 1112](tel:2136631112) | c. [213 820 0837](tel:2138200837)

southpark.la | [@southparkla](https://twitter.com/southparkla) | 24/7 DISPATCH: [866-560-9346](tel:8665609346)

Canceled: HOLD: SPBID Steering Committee Kick Off mtg

Jessica Lall

Wed 4/20/2016 10:04 AM

To: Laronnia Jupiter <laronnia@southpark.la>; Katie Kiefer <katie@southpark.la>; Bob Buente <bbuente@1010dev.org>; Robin Bieker <robin@biekerco.com>; Daniel Taban <daniel@jadeent.com>; Doyle McDonald <doylemcdonald@hearst.com>; Ann Hickambottom <ann.hickambottom@ywcagla.org>; KC Yasmer <K.C.Yasmer@forestcity.net>; Mark Wareham <mwareham@mackurban.com>; Tara Devine <tara@devine-strategies.com>;

RE: South Park BID Renewal - kickoff mtg

Robert Buente <bbuente@1010dev.org>

Fri 4/15/2016 12:16 PM

To: Jessica Lall <jessica@southpark.la>; Ann Hickambottom <Ann.Hickambottom@ywcagla.org>; Daniel Taban <daniel@jadeent.com>; Mark Wareham <mwareham@mackurban.com>; KC Yasmer <K.C.Yasmer@forestcity.net>; Doyle McDonald <doylemcdonald@hearst.com>;

Cc: Robin Bieker <robin@biekerco.com>; Tara Devine <tara@devine-strategies.com>; Laronnia Jupiter <laronnia@southpark.la>; Katie Kiefer <katie@southpark.la>;

I'm free both days/times

Robert Buente
President/CEO
1010 Development Corporation
[1001 South Hope Street](#)
[First Floor](#)
[Los Angeles, CA 90015](#)
bbuente@1010dev.org

213-749-0214 x202 (o)

213-749-3098 (f)

From: Jessica Lall [<mailto:jessica@southpark.la>]
Sent: Friday, April 15, 2016 7:59 AM
To: Ann Hickambottom; Robert Buente; Daniel Taban; Mark Wareham; KC Yasmer; Doyle McDonald
Cc: Robin Bieker; Tara Devine; Laronnia Jupiter; Katie Kiefer
Subject: Re: South Park BID Renewal - kickoff mtg

Hi Everyone-

Based on the responses I have received from about 1/2 of you, it looks like the following times work for everyone – so for those who haven't responded, pls respond with your availability on these days:

May 17: 9 to 11

May 26: 9 to 11

I'll send a calendar hold in the meantime.

Thanks,

Jessica Lall
South Park BID

Please note change of address:
[1100 S. Flower St., Suite #3400, Los Angeles, CA 90015](#)

o. 213 663 1112

c. 213 820 0837

24/7: 866 560 9346

From: Ann Hickambottom <Ann.Hickambottom@ywcagla.org>
Date: Thursday, April 14, 2016 at 6:46 PM
To: Jessica Lall <jessica@southpark.la>, Bob Buente <bbuente@1010dev.org>, Daniel Taban <daniel@jadeent.com>, Mark Wareham <mwareham@mackurban.com>, KC Yasmer <K.C.Yasmer@forestcity.net>, Doyle McDonald <doylemcdonald@hearst.com>
Cc: Robin Bieker <robin@biekerco.com>, Tara Devine <tara@devine-strategies.com>, Laronnia Jupiter <laronnia@southpark.la>, Katie Kiefer <katie@southpark.la>
Subject: RE: South Park BID Renewal - kickoff mtg

As of now, all those dates and times are open for me; my preference is for the mornings. Amh/

Ann Marie Hickambottom
Vice President, Strategic Development
YWCA Greater Los Angeles
[1020 South Olive Street](#)
[7th Floor](#)
Los Angeles, CA 90015
213-251-1344 direct dial
213-365-2991 reception



From: Jessica Lall [<mailto:jessica@southpark.la>]
Sent: Thursday, April 14, 2016 2:12 PM
To: Bob Buente; Daniel Taban; Ann Hickambottom; Mark Wareham; KC Yasmer; Doyle McDonald
Cc: Robin Bieker; Tara Devine; Laronnia Jupiter; Katie Kiefer
Subject: South Park BID Renewal - kickoff mtg

Hi Everyone -

If you're receiving this email it's because you have generously offered to participate on the Steering Committee for BID renewal, which will include both SPBID and SP11.

We would like to schedule a 90min meeting to get things started. Please reply to me and let me know your availability during the following times:

- May 17
 - 9-11a
 - 2-4p
- May 18
 - 9-11a
 - 2-4p
- May 26
 - 9-11a

Thanks,

Jessica Lall
Executive Director



South Park Business Improvement District

Please note change of address:

1100 S. Flower St., Suite #3400, Los Angeles, CA 90015

jessica@southpark.la | o. 213 663 1112 | c. 213 820 0837

southpark.la | @southparkla | 24/7 DISPATCH: 866-560-9346

Re: APN missing from levied paid report

Jessica Lall

Fri 4/15/2016 7:56 AM

To: Tara Devine <tara@devine-strategies.com>;

Cc: Josh Kreger <josh@southpark.la>; Laronnia Jupiter <laronnia@southpark.la>;

Got it – thanks, Tara. Very helpful!

Jessica Lall
South Park BID

Please note change of address:

1100 S. Flower St., Suite #3400, Los Angeles, CA 90015

o. 213 663 1112

c. 213 820 0837

24/7: 866 560 9346

From: Tara Devine <tara@devine-strategies.com>

Date: Thursday, April 14, 2016 at 2:24 PM

To: Jessica Lall <jessica@southpark.la>

Cc: Joshua Kreger <josh@southpark.la>, Laronnia Jupiter <laronnia@southpark.la>

Subject: Re: FW: APN missing from levied paid report

Yes. The city's position in recent years has been that since the state and feds do not pay, we can't continue to assess and carry these unpaid assessments on the books.

Multiple state agencies have issued legal opinions over the years that they are exempt from assessment. Until someone challenges it legally, it is what it is. I myself have a letter from Caltrans to this effect.

As a result, we have findings in the MDP and ER that explain why their properties are not assessed and shall not be serviced. Federal and state parcels should not be serviced or assessed.

There are some rare exceptions, such as state property that is leased and the tenant is paying, etc.

This may not have been the case yet when South Park was last renewed, but if not, it began soon after.

Let me know if you need more info.

On Apr 14, 2016 2:16 PM, "Jessica Lall" <jessica@southpark.la> wrote:

Hey Tara -

Quick question – did we intentionally not bill the state gov buildings in SPII? If that is not the case, see below – thoughts?

We are spending so many resources on the graffiti on their building.

Thanks!

Jessica Lall
South Park BID

Please note change of address:

1100 S. Flower St., Suite #3400, Los Angeles, CA 90015

o. [213 663 1112](tel:2136631112)

c. [213 820 0837](tel:2138200837)

24/7: [866 560 9346](tel:8665609346)

From: Rick Scott <rick.scott@lacity.org>

Date: Thursday, April 14, 2016 at 1:51 PM

To: Joshua Kreger <josh@southpark.la>

Cc: Taneda Larios <taneda.larios@lacity.org>, Dennis Rader <dennis.rader@lacity.org>, Miranda Paster <miranda.paster@lacity.org>, Rosemary Hinkson <rosemary.hinkson@lacity.org>, Jessica Lall <jessica@southpark.la>

Subject: Re: APN missing from levied paid report

You're welcome.

On pages 20-21 of the SPII management plan

(http://clerk.lacity.org/stellent/groups/Departments/@CLERK_BID_Contributor/documents/Contributor_Web_Content/LACITYP_032043.pdf) and pages 18-19 of the SPII Engineer's report

(http://clerk.lacity.org/stellent/groups/Departments/@CLERK_BID_Contributor/documents/Contributor_Web_Content/LACITYP_032044.pdf) there is a full explanation regarding the assessment of these parcels.

On Thu, Apr 14, 2016 at 1:32 PM, Josh Kreger <josh@southpark.la> wrote:

Thanks Rick!!

Josh Kreger

Director of Real Estate & Planning



South Park Business Improvement District

Please note change of address:

1100 S. Flower St., Suite #3400, Los Angeles, CA 90015

josh@southpark.la | o. [213 663 1123](tel:2136631123) | c. [213 344 6749](tel:2133446749)

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24/7 DISPATCH: [866-560-9346](tel:8665609346)

view commercial vacancies at: www.southpark.la/vacancies

From: Rick Scott [mailto:rick.scott@lacity.org]

Sent: Thursday, April 14, 2016 11:48 AM

To: Josh Kreger <josh@southpark.la>

Cc: Taneda Larios <taneda.larios@lacity.org>; Dennis Rader <dennis.rader@lacity.org>; Miranda Paster <miranda.paster@lacity.org>; Rosemary Hinkson <rosemary.hinkson@lacity.org>; Jessica Lall <jessica@southpark.la>

Subject: Re: APN missing from levied paid report

Josh,

The SPII management plan (page 22, attached) lists that parcel as zero assessment. Also, it is a government parcel that cannot be placed on the County's tax rolls. The Levied Paid report comes from the County and parcels that are not on the County's tax rolls would not appear on the Levied Paid report.

Parcels in a BID that cannot be placed on the County's tax rolls are direct-billed by our office. We send a payment report to each BID listing the direct-billed parcels (attached), the amount each was assessed and have paid. We did not direct-bill that parcel because your management plan has no assessment listed for it.

On Thu, Apr 14, 2016 at 10:42 AM, Josh Kreger <josh@southpark.la> wrote:

Hi Rick,

We have a property in our district (1405 S. Broadway, Los Angeles, CA) that has an APN on Zimas of [5133003902](#), which isn't an APN included in the Levied Paid Report from the City. The whole [5133003000](#) section is missing (as in it goes from 2010 then jumps to 4001). Does this mean that parcel is exempt? Any help you give would be appreciated. Thanks!

Josh Kreger

Director of Real Estate & Planning



South Park Business Improvement District

Please note change of address:

1100 S. Flower St., Suite #3400, Los Angeles, CA 90015

josh@southpark.la | o. 213 663 1123 | c. 213 344 6749

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view commercial vacancies at: www.southpark.la/vacancies

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Rick Scott
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